

**BOARD OF ADJUSTMENT
CITY OF FORT LAUDERDALE**

**WEDNESDAY, MARCH 14, 2001
7:30 P. M.**

**CITY HALL
CITY COMMISSION CHAMBERS, 1ST FLOOR
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL**

AGENDA RESULTS

1. APPEAL NO. 01-3

APPLICANT:

LEGAL:

ZONED:

STREET:

ADDRESS:

Arvid Albanese

**"LAUDERDALE WAREHOUSE AREA" Plat Book 34, Page 24
of Broward County, Parcel "A", Lots 1, 2, and 3**

B-3 – Heavy Commercial/Light Industrial District

1201-1215 Flagler Drive

Fort Lauderdale, FL

APPEALING: Sec-47-18.29 A.5: To permit an existing storage building to have a front yard of 18.87'; 7.0' and 8.52' where the Code requires a minimum 20' landscape yard between a storage building and any right-of-way.

GRANTED by a vote of 7 to 0

2. APPEAL NO. 01-4

APPLICANT:

LEGAL:

ZONED:

STREET:

ADDRESS:

Mary Helen Baillie

**"PROGRESSO" Plat Book 2, Page 18 of Broward County,
Block 290, Lots 1 and 2 with Lots 45, 46, 47, & 48 less the
West 10 feet thereof**

RAC-UV – Regional Activity Center – Urban Village District

746 & 746A Northeast 3 Avenue

Fort Lauderdale, FL

APPEALING: Sec-47-18.8.J: To permit a proposed intermediate child day care facility (50 children maximum) to have a dispersal measurement of 217' from an existing child day care facility where the code requires a minimum dispersal of 1,500' from any existing child day care facility.

GRANTED by a vote of 7 to 0

3. **APPEAL NO. 01-5**

APPLICANT: JoAnne Kunin & Jonathan Goldman
LEGAL: Lot 14 and the West 30 feet of Lot 15 in Block 14 of "C. J. HECTOR'S RESUBDIVISION OF RIO VISTA", Plat Book 1, Page 24 as recorded in the Public Records of Broward County, Florida
ZONED: RS-8 – Residential Single Family/Low Medium Density District
STREET: 901 SE 7 St.
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec-47-5.31 – (Table of Dimensional Requirements):** To permit the enclosure of an existing rear yard patio into an interior room, storage room, and a laundry room with a total square footage of 509.4', with a rear yard of 2' 5" where the code requires a minimum rear yard of 15' for a single family dwelling in the RS-8 District.

DENIED by a vote of 0-7

4. **APPEAL NO. 01-6**

APPLICANT: Gus Leontarakis – Fred & Greta Taylor
LEGAL: Lots 10 and 11, Block 11, of "LAUDER DEL MAR", Plat Book 7, Page 30, of the Public Records of Broward County Florida
ZONED: IOA – Intracoastal Overlook Area
STREET: 301 North Birch Road
ADDRESS: Fort Lauderdale, FL

APPEALING: The **Zoning Administrator's** interpretation of **Section 47-19.1 (H)**, with respect to the definition of "gross floor area" in its relation to accessory uses (47-19), **Section 47-35.1 (Definitions)**, with respect to defining a development site as abutting parcels or lots as land that shares all or part of a common lot line with another lot or parcel of land and not separated by any right of way; and applying **Section 47-12.3 (A) 13**, with respect to using "Parcel of Land" as the correct definition for a "development site" as it pertains to a proposed development on the Central Beach Area. **City Ordinance 00-26 Sec. 1D.4 (a) (v):** with respect to the City's added provision of "Marinas as a conditional use" as it was passed on June 6, 2000.

CONTINUED by a vote of 7 to 0

5. **APPEAL NO. 01-7**

APPLICANT: Andrew Doole
LEGAL: Lots 3, 4, & 5 excepting the east 4 inches of said lot 5, in Block 2 of "CORAL RIDGE SOUTH ADDITION", according to the plat thereof, recorded in Plat Book 24, Page 41, of the Public Records of Broward County, Florida
ZONED: RS 4.4 – Residential Single Family/Low Density District
STREET: 2709 NE 21 Street
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec-47-5.30 (Table of Dimensional Requirements): To permit an existing screen enclosure of a 360 sq. ft. patio, constructed without a permit, to retain a side yard of 9' 1" where the code requires a minimum 10' side yard.

GRANTED by a vote of 7 to 0

6. APPEAL NO. 01-8

APPLICANT:	<u>Tarpon Bend, G.P.</u>
LEGAL:	Lots 1, 2, 3, 4, and 5, "HIMMARSHEE PARK" according to the Plat thereof as recorded in Plat Book 1, Page 20, of the public records of Broward County, Florida
ZONED:	B-1 Boulevard Business
	XGR – Exclusive Use Parking Garage/Residential
STREET:	1112 East Las Olas Blvd.
ADDRESS:	Fort Lauderdale, FL

APPEALING: Sec-47-20 – Variance to the City's U.L.D.R. (Unified Land Development Regulations) Parking regulations as they relate to the construction and operation of parking garages and to consider those standards for a structure known as "robotic" or mechanical parking garage which does not meet several of the required codes as it relates to parking structures and facilities.

CONTINUED by a vote of 7 to 0

7. APPEAL NO. 01-10

APPLICANT:	<u>Tucan Associates LLC</u>
LEGAL:	Lot 9, Block 1, "CORAL RIDGE SOUTH ADDITION" according to the plat thereof recorded in Plat Book 24, Page 41, of the public records of Broward County
ZONING:	RS-4.4 – Residential Single Family/Low Density District
STREET:	2626 Northeast 11 Court
ADDRESS:	Fort Lauderdale, FL

APPEALING: Sec-47-2.2 (G).1: To permit natural grade to be measured from **+6' 0" MSL**, where the code requires that grade is measured from the natural elevation of the ground when compared to abutting properties. The average elevation of the abutting properties for the subject lot is **+4' 0" MSL**.

DENIED by a vote of 0-7

8. APPEAL NO. 01-11

APPLICANT:	<u>Mark and Dawn Sonneborn</u>
LEGAL:	The South one-half of lots 11, and 12, in Block 2 of "IDLEWYLD" according to the plat thereof, recorded in Plat Book 1, Page 19, of the Public Records of Broward County, Florida

ZONING: RS-8 – Residential Single Family/Low Medium Density District
STREET ADDRESS: 416 Poinciana Drive
Fort Lauderdale, Florida

APPEALING: **Sec-47-5.31 (Table of Dimensional Requirements):** To permit the construction of a 805 sq. ft. second story addition within an existing rear yard of 14.10' where the code requires a minimum rear yard of 15'. Also, to permit the conversion of an existing carport into a garage with a front yard of 15', where the code requires a minimum 25' front yard for a single family home in the RS-8 District.

GRANTED by a vote of 6 to 1

10. APPEAL NO. 01-12

APPLICANT: Riverwalk Group LLC
LEGAL: A portion of Parcel "A" NEW RIVER CENTER PLAT, according to the Plat thereof, as recorded in Plat Book 151, Page 15, of the Public Records of Broward County, Florida
ZONING: RAC-CC – Regional Activity Center – City Center
STREET ADDRESS: 320 Southeast 1 Avenue
Fort Lauderdale, FL

APPEALING: **Section 47-24.12.A.6:** To grant a temporary non-conforming use permit for a temporary sales or construction facility (47-19.2DD).

GRANTED by a vote of 7 to 0

REPORT and FOR THE GOOD OF THE CITY.

The City maintains a Website for the viewing of BOA Agendas and Results at the following e-mail address:

<http://ci.ftlaud.fl.us/documents/boa/boaagenda.htm>

GREG BREWTON
ZONING ADMINISTRATOR

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NOTE: If you desire auxiliary services to assist in reviewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at 761-5002 two (2) days prior to the meeting, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.

NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

